

# Clallam County Critical Areas

What the October 13, 2026 draft would mean on the ground

A GIS briefing using 243043 Highway 101, Port Angeles (parcel 073014-110050)

# Executive summary

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Clallam County is rewriting Chapter 27.12, its critical areas code. The October 13, 2026 draft replaces the County's Type 1 through 5 stream system with the state Forest Practices types F, Np and Ns, deletes the local case-by-case Type 5 review, and sets stream buffers of 150 ft (Fs) and 100 ft (Np and Ns) in section 27.12.315.

On parcel 073014-110050 (2.27 ac in County GIS), the County's mapped stream line is buffered as follows: current code 60 ft, about 0.82 ac (36%); draft 150 ft, about 1.70 ac (75%); draft 100 ft alternative, about 1.27 ac (56%); 240 ft, about 2.20 ac (97%).

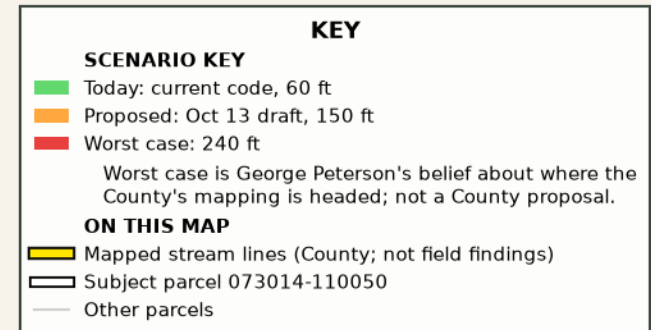
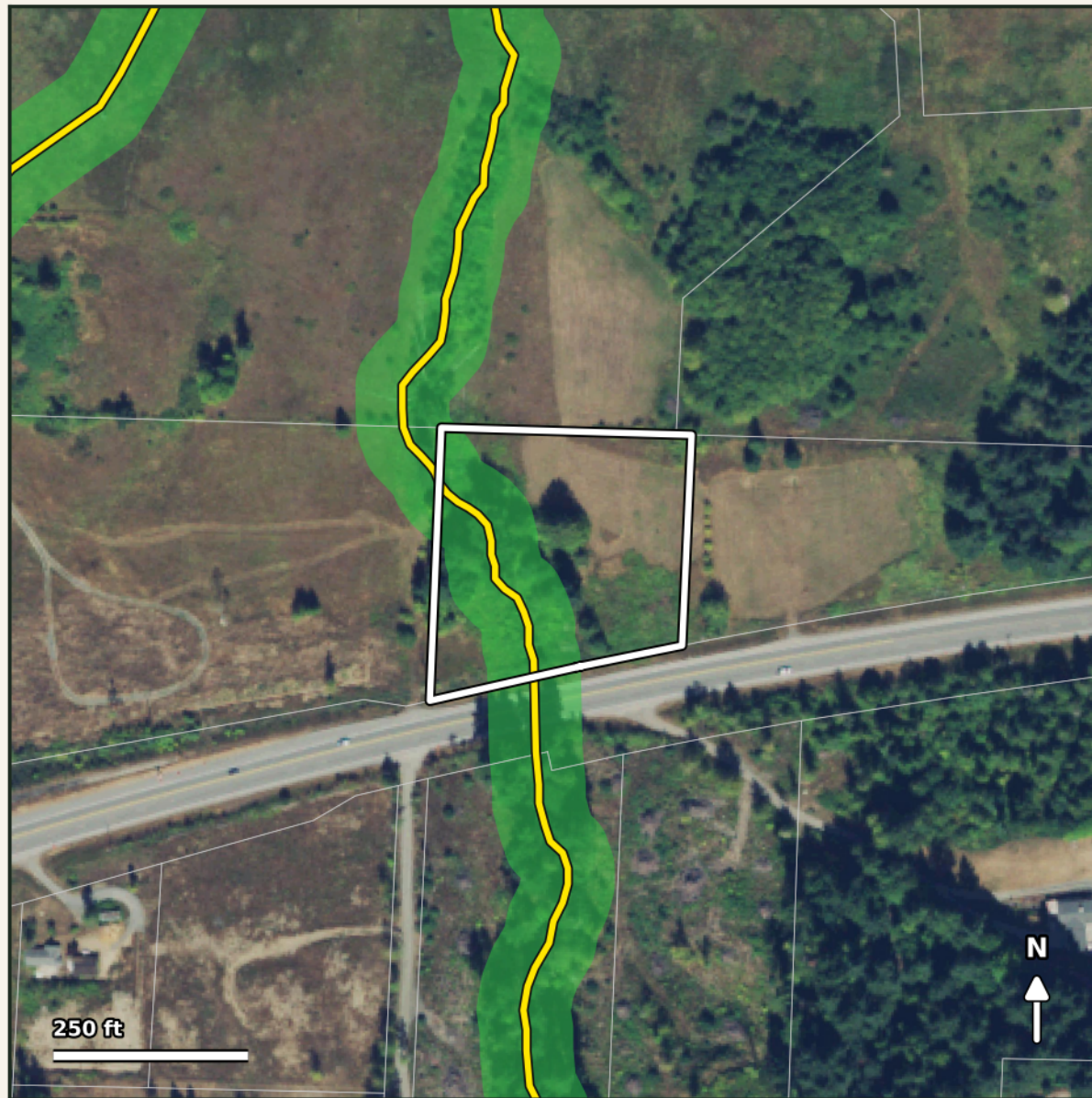
Across a frame about 1 mile wide, 150 ft buffers on every mapped channel cover about 126 of 640 ac and touch 66 parcels. Across about 2.5 miles, about 953 of 4,000 ac and 282 parcels.

Adding mapped wetlands and assumed draft wetland buffers within the 1-mile frame, the combined area under a stream or wetland buffer is about 180 ac, with about 15 ac where the two stack.

All figures are estimates from public GIS data and are not survey-grade. The stream lines are the County's mapped lines, not field findings.

# BEFORE: current code, 60 ft

Parcel 073014-110050, 243043 Highway 101 (white outline), and the parcels south of US 101



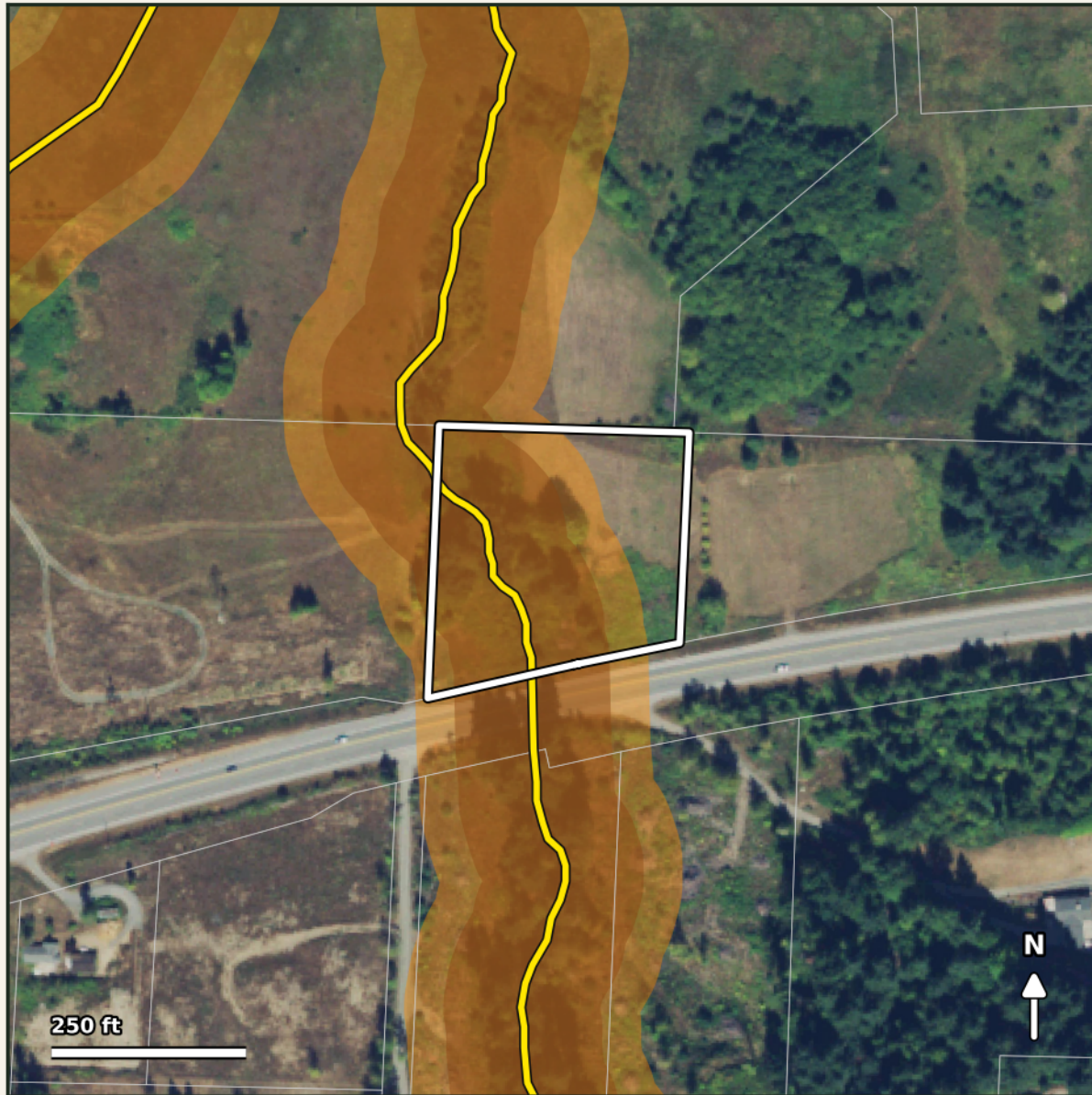
60 ft each side of the mapped channel.

Parcel 073014-110050: about 0.82 of 2.27 ac (36%) inside the buffer.  
(GIS estimate, not survey-grade.)

Width: current CCC 27.12.315 table (Type 3, minor new development 60 ft), struck on p.37 of the Oct 13, 2026 draft.

# AFTER: October 13, 2026 draft

Fs 150 ft (amber) with the Np/Ns 100 ft alternative (brown)



**KEY**

**SCENARIO KEY**

Today: current code, 60 ft

Proposed: Oct 13 draft, 150 ft

Worst case: 240 ft

Worst case is George Peterson's belief about where the County's mapping is headed; not a County proposal.

**ON THIS MAP**

Oct 13 draft 100 ft buffer (Np/Ns)

Mapped stream lines (County; not field findings)

Subject parcel 073014-110050

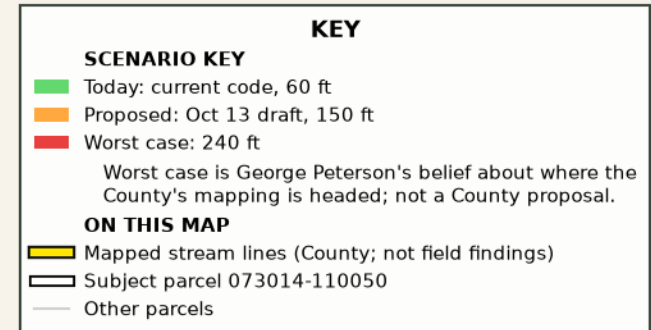
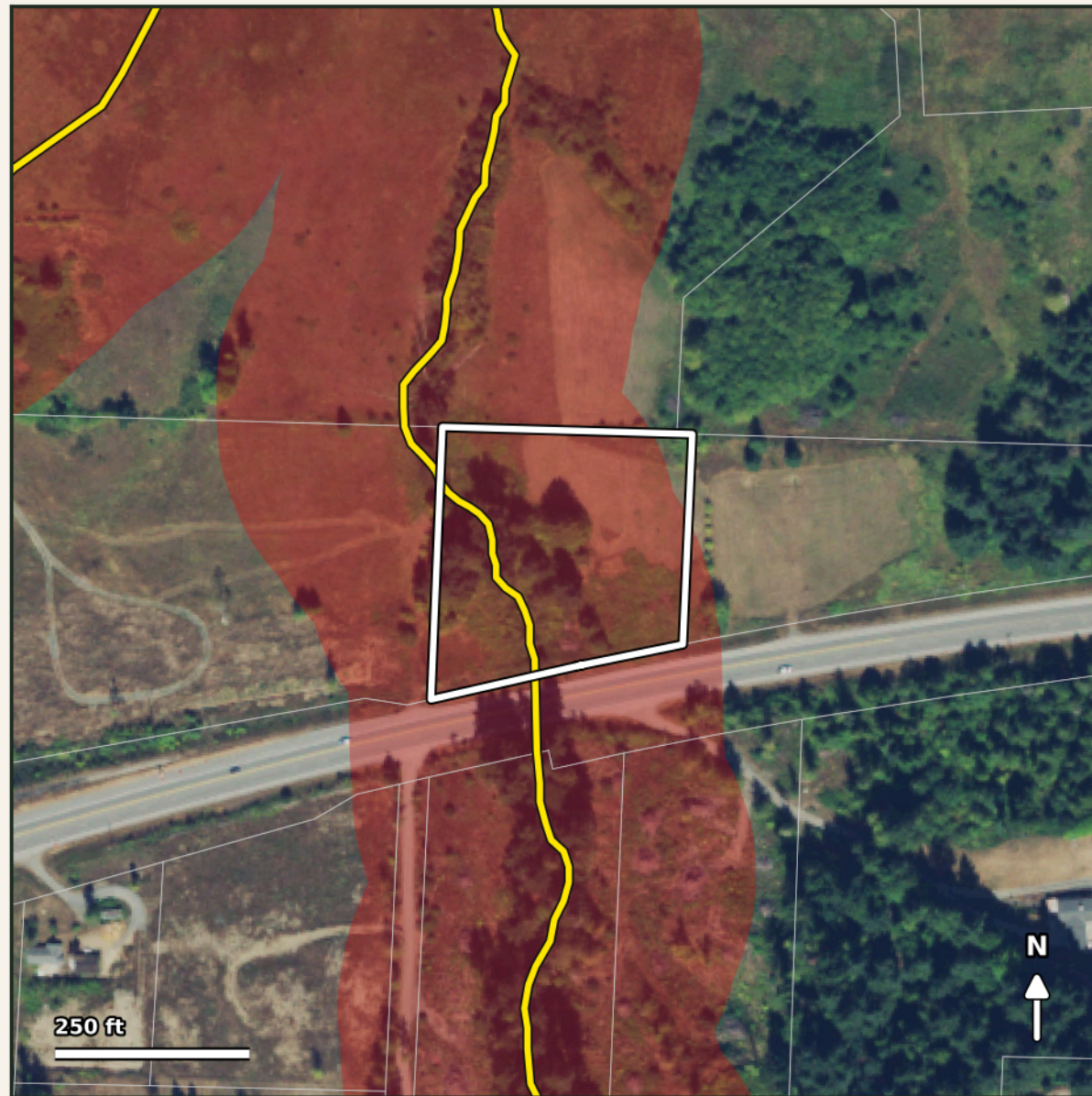
Other parcels

Fs 150 ft: about 1.70 of 2.27 ac (75%).  
Np/Ns 100 ft: about 1.27 ac (56%).  
(GIS estimates, not survey-grade.)

Widths: Oct 13, 2026 draft CCC 27.12.315 table, p.36 (Fs 150 ft; Np and Ns 100 ft).

# EXTREME: 240 ft

Parcel 073014-110050, 243043 Highway 101 (white outline), and the parcels south of US 101



240 ft each side of the mapped channel.

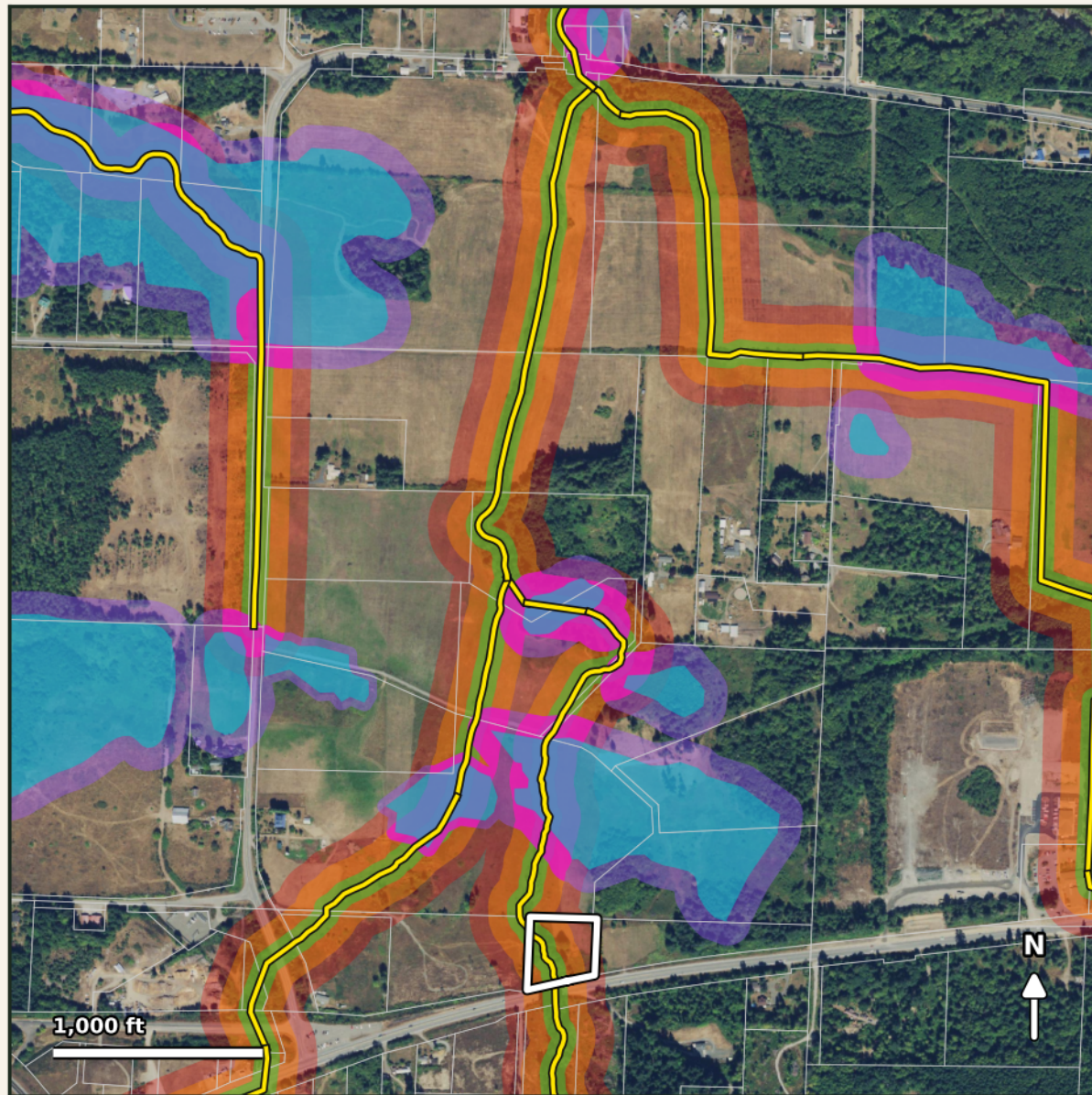
Parcel 073014-110050: about 2.20 of 2.27 ac (97%) inside the buffer.  
(GIS estimate, not survey-grade.)

240 ft: top of the 100 to 240 ft western WA 200-yr site-potential tree height range attributed to WDFW guidance (Quinn et al. 2020; Rentz et al. 2020). Not a Futurewise or Cascadia figure.

# WIDE VIEW: US 101 north to W Edgewood Drive

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All mapped channels buffered at 60 / 150 / 240 ft



## KEY

### SCENARIO KEY

- Today: current code, 60 ft
  - Proposed: Oct 13 draft, 150 ft
  - Worst case: 240 ft
- Worst case is George Peterson's belief about where the County's mapping is headed; not a County proposal.

### ON THIS MAP

- Wetland buffers, 110 ft / 40 ft (assumed)
- Stacked: 150 ft stream + wetland buffer
- Mapped wetlands (County Wetlands layer)
- Mapped stream lines (County; not field findings)
- Subject parcel 073014-110050
- Other parcels

Frame: about 621 ac.

60 ft: about 49 ac (8% of frame); touches 57 parcels.

150 ft: about 121 ac (19% of frame); touches 67 parcels.

240 ft: about 188 ac (30% of frame); touches 77 parcels.

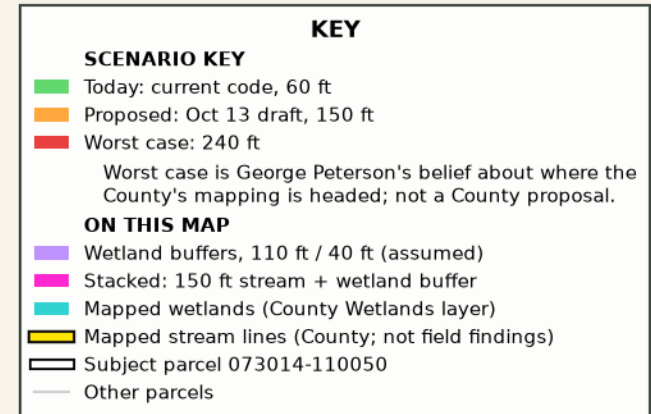
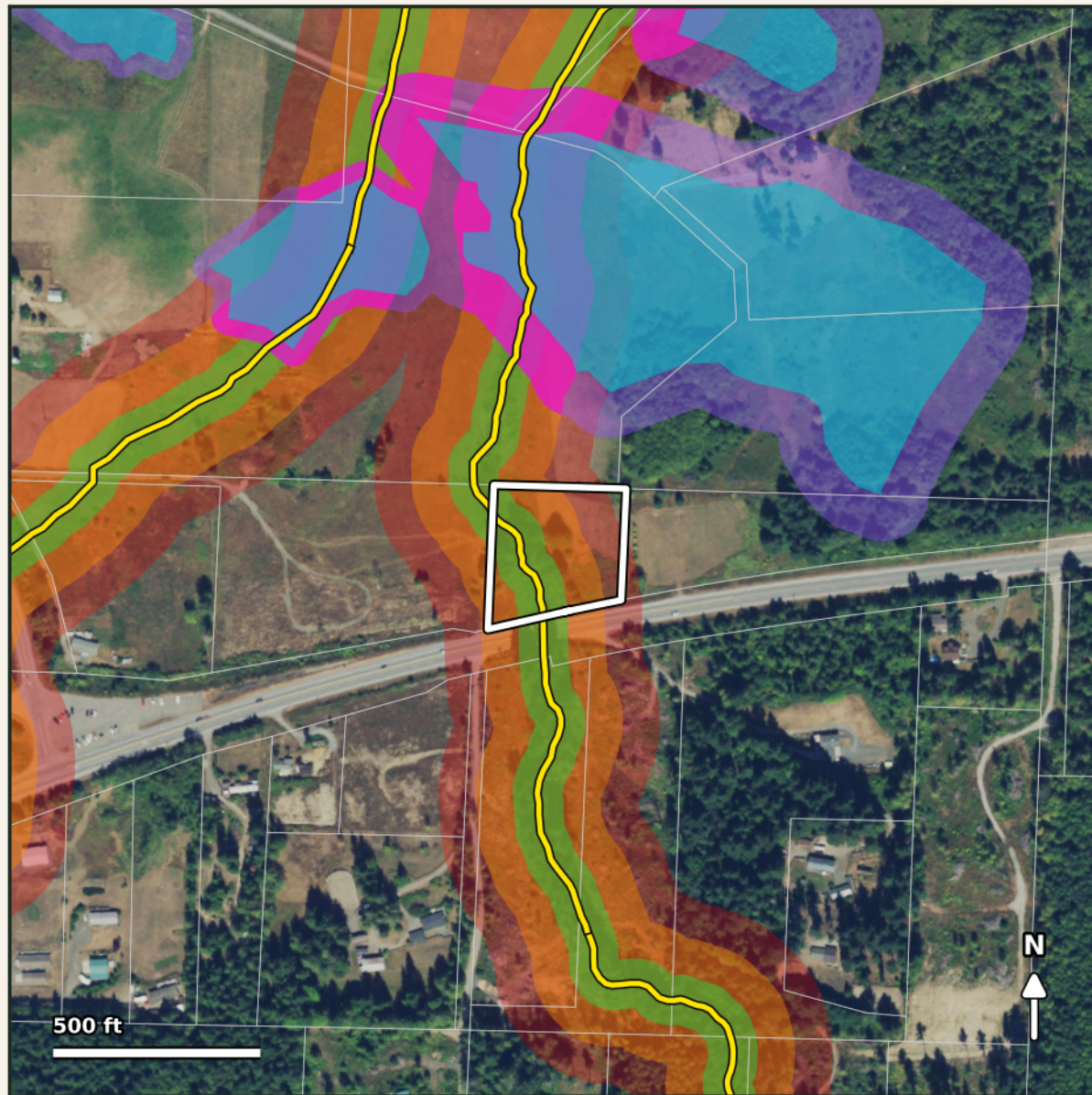
(GIS estimates, not survey-grade. Every mapped channel buffered uniformly for comparison; buffers include roads and overlap.)

Shading: green 60 ft (current Type 3 minor), amber 150 ft (draft Fs), red 240 ft (top of WDFW western WA tree-height range).

Wetlands: Clallam County Wetlands layer, with draft CCC 27.12.215(1)(a) buffers (p.26, moderate impact, H 6-7, ASSUMED): 110 ft Cat. I-III and unclassified, 40 ft Cat. IV. Magenta: where they stack on the 150 ft stream buffer.

# ZOOM OUT: about 0.5mi across

Rural area around 243043 Highway 101, mapped channels buffered at 60 / 150 / 240 ft



Frame: about 160 ac.

60 ft: about 13 ac (8% of frame); touches 21 parcels.

150 ft: about 34 ac (21% of frame); touches 25 parcels.

240 ft: about 53 ac (33% of frame); touches 31 parcels.

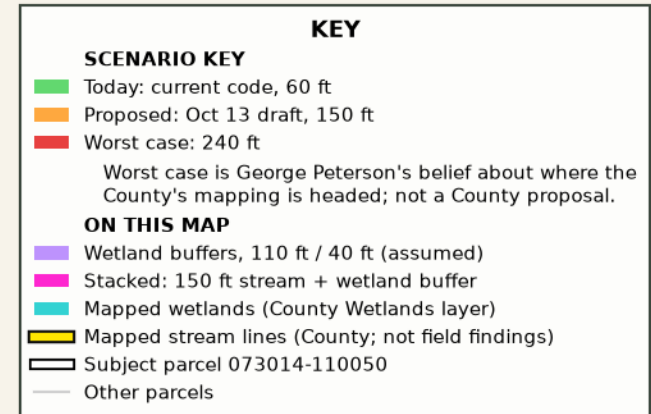
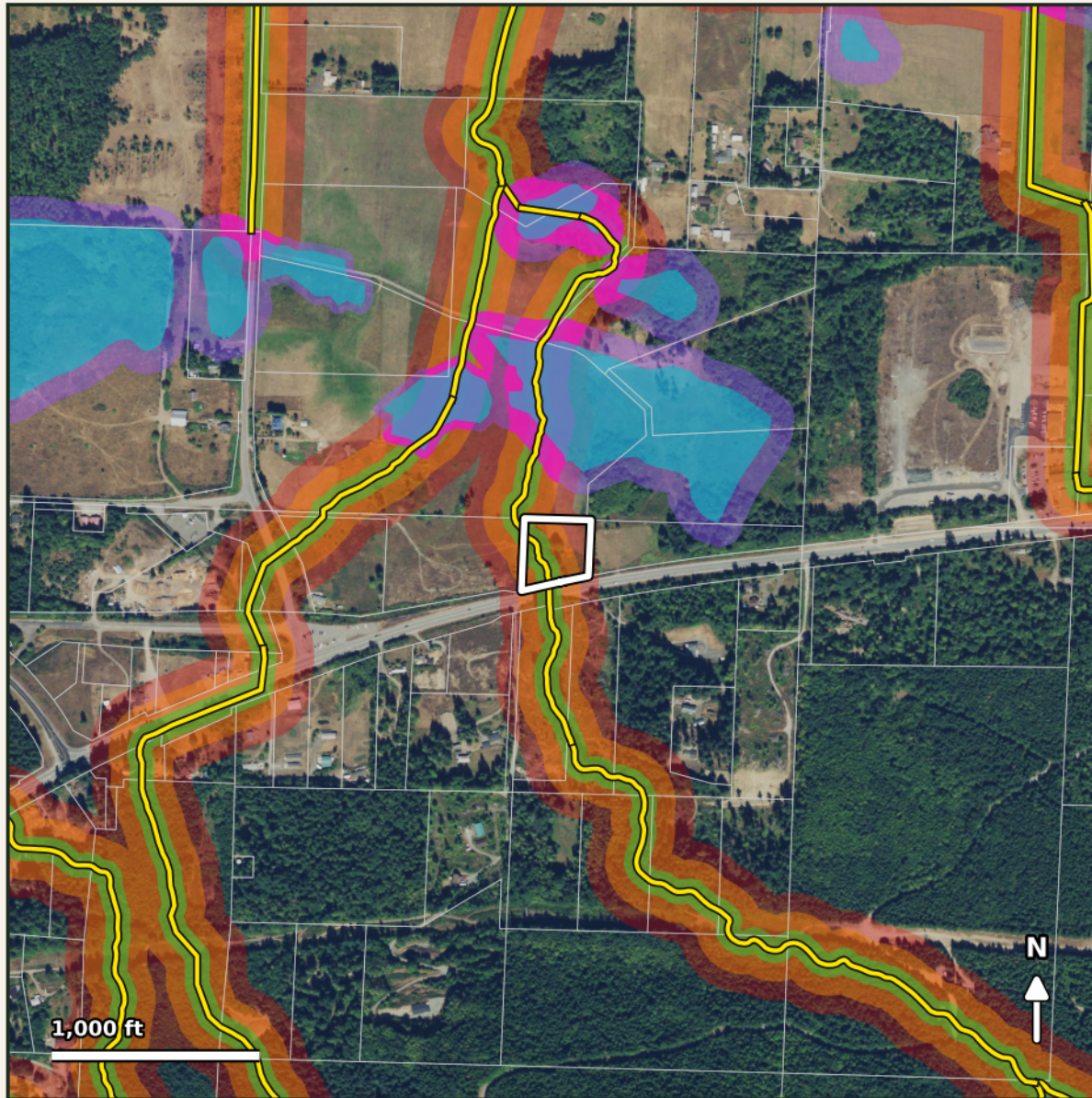
(GIS estimates, not survey-grade. Every mapped channel buffered uniformly for comparison; buffers include roads and overlap.)

Shading: green 60 ft (current Type 3 minor), amber 150 ft (draft Fs), red 240 ft (top of WDFW western WA tree-height range).

Wetlands: Clallam County Wetlands layer, with draft CCC 27.12.215(1)(a) buffers (p.26, moderate impact, H 6-7, ASSUMED): 110 ft Cat. I-III and unclassified, 40 ft Cat. IV. Magenta: where they stack on the 150 ft stream buffer.

# ZOOM OUT: about 1mi across

Rural area around 243043 Highway 101, mapped channels buffered at 60 / 150 / 240 ft



Frame: about 640 ac.

60 ft: about 52 ac (8% of frame); touches 55 parcels.

150 ft: about 126 ac (20% of frame); touches 66 parcels.

240 ft: about 195 ac (31% of frame); touches 77 parcels.

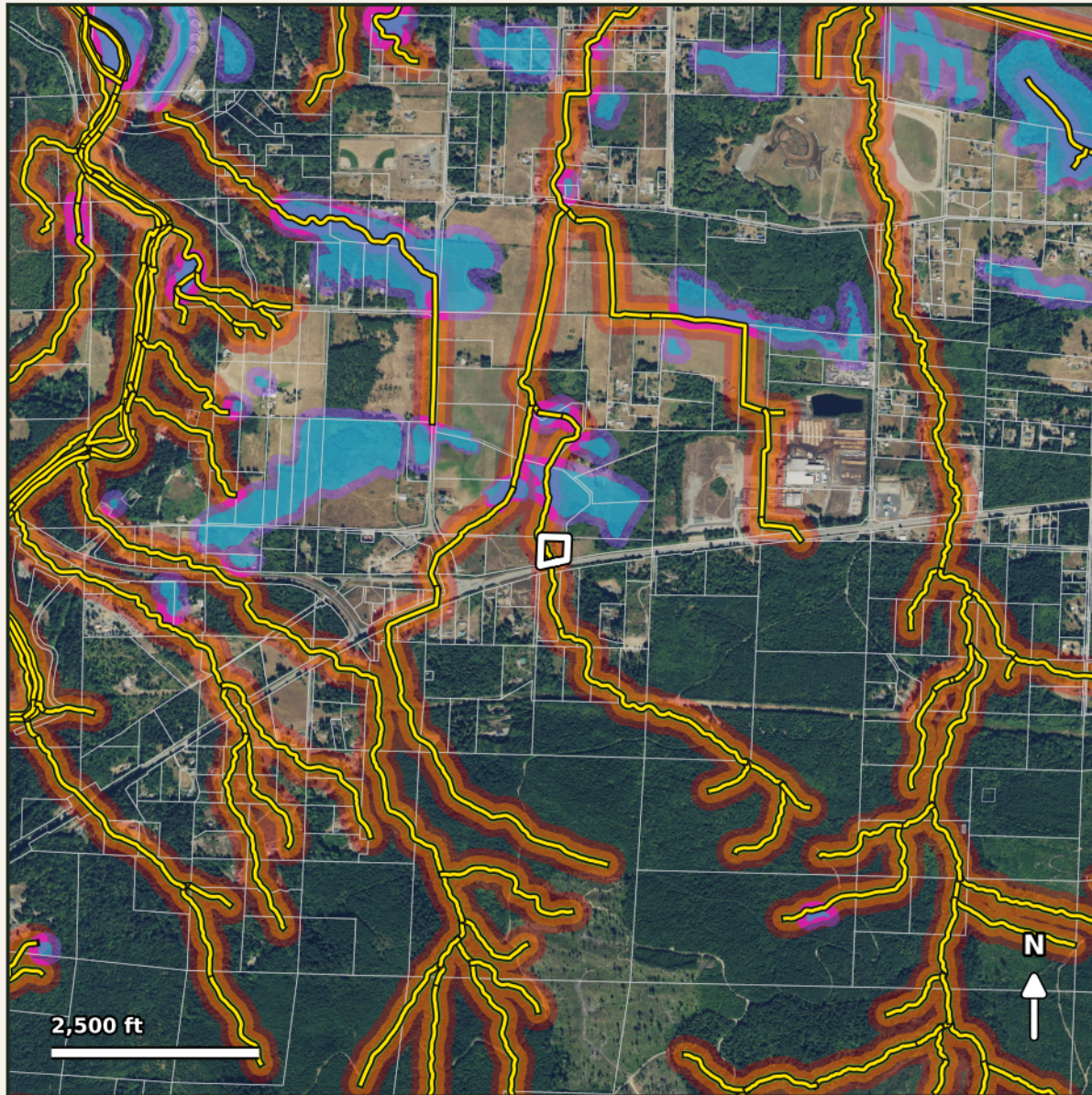
(GIS estimates, not survey-grade. Every mapped channel buffered uniformly for comparison; buffers include roads and overlap.)

Shading: green 60 ft (current Type 3 minor), amber 150 ft (draft Fs), red 240 ft (top of WDFW western WA tree-height range).

Wetlands: Clallam County Wetlands layer, with draft CCC 27.12.215(1)(a) buffers (p.26, moderate impact, H 6-7, ASSUMED): 110 ft Cat. I-III and unclassified, 40 ft Cat. IV. Magenta: where they stack on the 150 ft stream buffer.

# ZOOM OUT: about 2.5mi across

Rural area around 243043 Highway 101, mapped channels buffered at 60 / 150 / 240 ft



## KEY

### SCENARIO KEY

- Today: current code, 60 ft
  - Proposed: Oct 13 draft, 150 ft
  - Worst case: 240 ft
- Worst case is George Peterson's belief about where the County's mapping is headed; not a County proposal.

### ON THIS MAP

- Wetland buffers, 110 ft / 40 ft (assumed)
- Stacked: 150 ft stream + wetland buffer
- Mapped wetlands (County Wetlands layer)
- Mapped stream lines (County; not field findings)
- Subject parcel 073014-110050
- Other parcels

Frame: about 4,000 ac.

60 ft: about 410 ac (10% of frame); touches 237 parcels.

150 ft: about 953 ac (24% of frame); touches 282 parcels.

240 ft: about 1,435 ac (36% of frame); touches 324 parcels.

(GIS estimates, not survey-grade. Every mapped channel buffered uniformly for comparison; buffers include roads and overlap.)

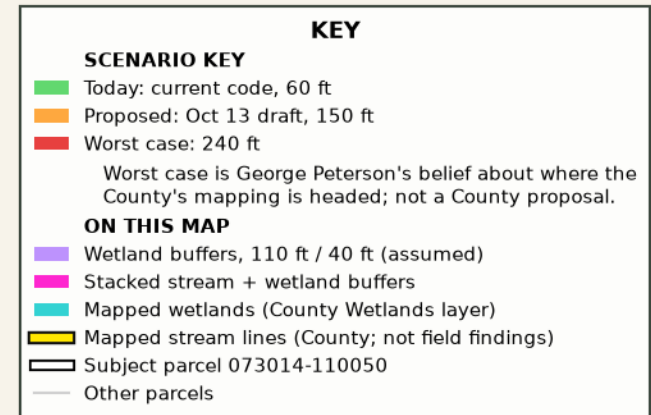
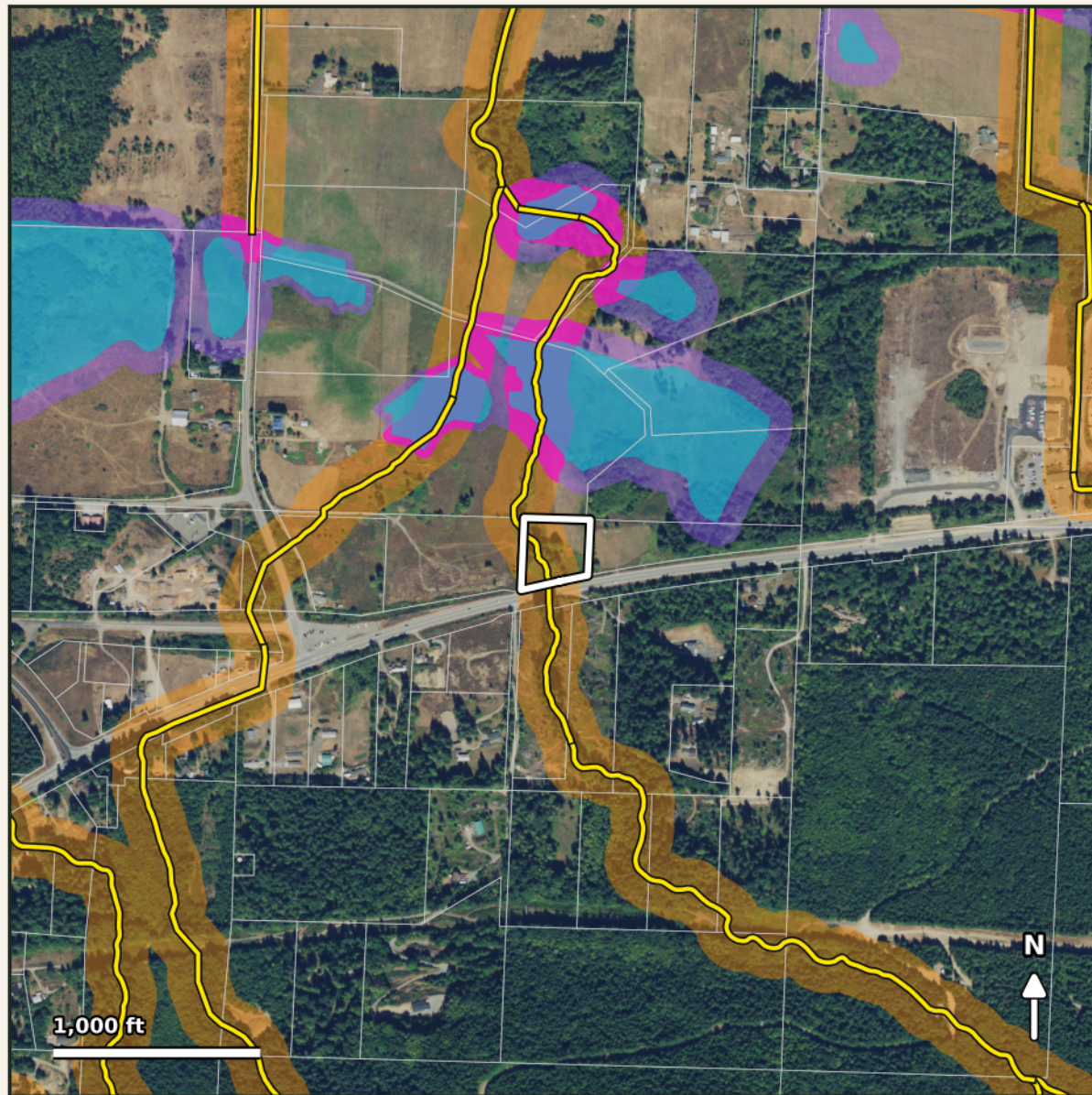
Shading: green 60 ft (current Type 3 minor), amber 150 ft (draft Fs), red 240 ft (top of WDFW western WA tree-height range).

Wetlands: Clallam County Wetlands layer, with draft CCC 27.12.215(1)(a) buffers (p.26, moderate impact, H 6-7, ASSUMED): 110 ft Cat. I-III and unclassified, 40 ft Cat. IV. Magenta: where they stack on the 150 ft stream buffer.

# WETLANDS + STREAMS: where the buffers stack

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About 1 mi across: stream 150 ft (amber), wetlands (cyan), wetland buffers (violet), stacked (magenta)



Frame: about 640 ac. Wetland polygons in frame: 11 (County classes III, IV, NC).

Stream 150 ft buffers: about 126 ac.

Wetlands plus buffers: about 68 ac.

Overlap (stacked): about 15 ac.

Union (either buffer): about 180 ac (28% of frame).

(GIS estimates, not survey-grade.)

Wetland buffers: Oct 13, 2026 draft CCC 27.12.215(1)(a), "Wetland Buffers for Moderate Impact Land Uses" table, p.26. ASSUMPTION: moderate impact use and moderate habitat (H score 6-7): Category I-III 110 ft; Category IV 40 ft. County Class III and unclassified (NC) wetlands treated as 110 ft. Actual widths depend on a field rating.

Wetlands: Clallam County "Wetlands" GIS layer (wetland polygons, Classes I-IV and NC).

# Methods and sources

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Parcels: Clallam County Parcels\_Published, MapServer layer 1 (Assessor Real Property Master; geometry current through October 2025). Address check: Clallam County Site\_Addresses layer.

Stream lines: Clallam County Streams "Stream Type" layer, the County's main stream layer, derived from DNR 1:24,000 hydrography and edited by the County. On parcel 073014-110050 it codes the channel Type 3 (current) and F (DNR). These are mapped lines, not field findings.

Wetlands: Clallam County "Wetlands" layer (polygons, Classes I to IV and NC). Wetland buffer widths assume a moderate impact land use and moderate habitat function (H score 6-7) from the draft table "Wetland Buffers for Moderate Impact Land Uses," CCC 27.12.215(1)(a), p.26 of the October 13, 2026 draft: 110 ft for Categories I to III and 40 ft for Category IV. County Class III and unclassified wetlands were treated as 110 ft. Real widths depend on a field rating.

Buffer widths: current code from the CCC 27.12.315 table shown struck on p.37 of the draft (Type 3: 60 ft minor, 100 ft major new development); draft from the p.36 table (Fs 150 ft; Np and Ns 100 ft); 240 ft is the top of the 100 to 240 ft western Washington 200-year site-potential tree height range attributed to WDFW guidance (Quinn et al. 2020; Rentz et al. 2020). It is not attributed to any advocacy group.

Geometry: buffers computed with Shapely in EPSG:2926 (Washington State Plane North, US feet), following the curving channel lines. Frame acreage counts every mapped channel buffered uniformly for comparison; buffers include roads and overlap is counted once.

Imagery: USDA National Agriculture Imagery Program (NAIP) via the USGS The National Map USGSNAIPImagery ImageServer, public domain.

# Disclaimer

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This briefing is an illustration prepared from public data for public comment. It is not a survey, a wetland delineation, a stream typing determination, or legal advice.

Parcel lines, stream lines and wetland polygons are taken as published by Clallam County and may not match conditions on the ground. All acreages and percentages are GIS estimates.

Opinions in related materials are the beliefs of George Peterson, Third Harvest Inc., and are not legal conclusions.